IN RE: PETITION FOR ADMIN. VARIANCE
NW/S Park Grove Avenue
at Montrose Avenue
1st Election District
1st Councilmanic District
(1602 Park Grove Avenue)

Angela & Duane Collins

Petitioners

BEFORE THE

* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* CASE NO. 03-273-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Angela and Duane Collins. The variance request is for property located at 1602 Park Grove Avenue in the Catonsville area of Baltimore County. The variance request is from Section 1B02.3.A.5 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 27 ft. in lieu of the permitted 40 ft. for an addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this Aday of January, 2003, that a variance from Section 1B02.3.A.5 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 27 ft. in lieu of the permitted 40 ft. for an addition, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

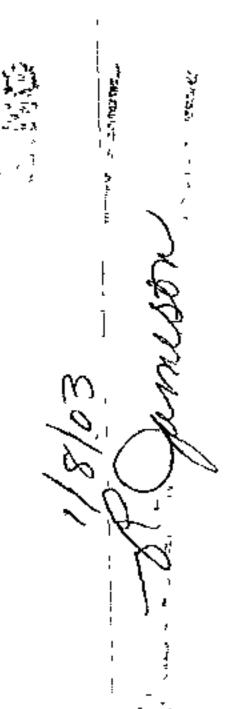
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

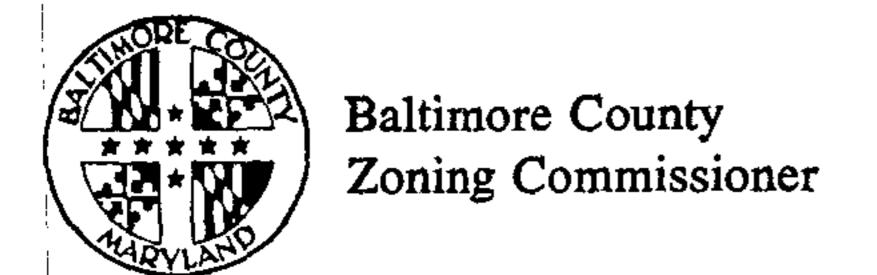
TIMOTHY M. KOTROCO

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

TMK:raj





Suite 405, County Courts Bldg. 401 Bosley Avenue Towson, Maryland 21204 410-887-4386

Fax: 410-887-3468

January 8, 2003

Mr. & Mrs. Duane Collins 1602 Park Grove Avenue Baltimore, Maryland 21228

> Re: Petition for Administrative Variance Case No. 03-273-A

Property: 1602 Park Grove Avenue

Dear Mr. & Mrs. Collins:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco

Deputy Zoning Commissioner

Muthy llotroco

TMK:raj Enclosure

c: Greg Falter Patio Enclosures, Inc. 224 8th Avenue, NW Glen Burnie, MD 21060



Contract Purchaser/Lessee.

of Baltimore County and that the property be reposted.

CASE NO. 03-273-A

REV 9/15/98

Petion for Administative Variance

to the Zoning Commissioner of Baltimore County

for the property located at	1602 Park Grove Ave.
- ·	h is presently zonedDR-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3A.5. (BCZR)

TO PERMIT A REAR YARD SETBACK OF 27' IN LIEU OF THE PERMITTED HO' FOR AN ADDITION.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s):

that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations

Zoning Commissioner of Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Duane Collins Name - Type or Print Name - Type or Print Signature Signature Angela Collins Address Telephone No. City State Zip Code Signature Attorney For Petitioner: 1602 Park Grove Ave. 410-719-7450 Address Telephone No. Baltimore, MD 21228 Name - Type or Print Zip Code City State Representative to be Contacted: Signature Patio Enclosures Inc... (attn: Greg Falter) Company Name 410-760-1919 <u>224 8th Ave. NW</u> 74 Address Telephone No. Address Telephone No. Glen Burnie, MD 21061 City Zip Code State City State Zip Code A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this

Reviewed By D.THompson

Estimated Posting Date _

Affidavie in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at - 1602 Park Grove Ave.
Address Baltimore Md. 21228
City State Zip Code
That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrativ Variance at the above address (indicate hardship or practical difficulty):
1. This area lends itself to the utilization of existing facilities and land without interruption or major alterations to the present floor plan patterns.
2. Insulate and reduce heating bills.
3. Reduce road noise.
4. A place to sit out and not be concerned with the weather, bugs: mosquitos, flies etc
5. Improve the apperance of the house
6. The restrictive area of the lot does not lend itself to any addition of pratical size without requiring a variance.
That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.
Signature Signature Signature Signature
D
Name - Type or Print Angela Collins Name - Type or Print
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
HEREBY CERTIFY, this 27-th day of Moken , 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared OUAPE COUNTY & AREA COUNTY
he Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of aw that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.
MITNESS my hand and Notarial Seal
Notary Public My Commission Expires

REV 09/15/98

Affidavie in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

pompotonic to tosary mereto in the event that a bubil	c nearing is scheduled in the future with regard thereto.
That the Affiant(s) does/do presently reside at - 16	802 Park Grove Ave.
•	altimore Md, 21228
City	State Zip Code
That based upon personal knowledge, the following Variance at the above address (indicate hardship or	are the facts upon which I/we base the request for an Administrative practical difficulty):
1. This area lends itself to the utilization interruption or major alterations to the pro-	of existing facilities and land without esent floor plan patterns.
2. Insulate and reduce heating bills.	
3. Reduce road noise.	
4. A place to sit out and not be concerne etc	d with the weather, bugs: mosquitos, flies
5. Improve the apperance of the house	
6. The restrictive area of the lot does not requiring a variance.	lend itself to any addition of pratical size without
That the Affiant(s) acknowledge(s) that if a formal advertising fee and may be required to provide additi	demand is filed, Affiant(s) will be required to pay a reposting and
Signature Signature	X Magla Collins Signature
Duane Collins Name - Type or Print	Angela Collins
Name - Type of Print	Name - Type or Print
	•
STATE OF MARYLAND, COUNTY OF BALTIMORE	E. to wit:
· ·	M からし、 100 1, before me, a Notary Public of the ersonally appeared
DIMNE COLLINS & ANOSU	A COLLYS
he Affiant(s) herein, personally known or satisfactori aw that the matters and facts hereinabove set forth a	ly identified to me as such Affiant(s), and made oath in due form of tre true and correct to the best of his/her/their knowledge and belief.
AS WITNESS my hand and Notarial Seal	- (Macro
Date	Notary Public
	My Commission Expires

REV 09/15/98



Petion for Administative Variance

to the Zoning Commissioner of Baltimore County

for the property located at	1602 Park	Grove	Ave.	·····
	h is presently			

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) | 600,34.5. (602R)

TO PERMIT A REAR YARD SETBACK OF 27' IN LIEU OF THE PERMITTED HO'FOR AN ADDITION.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract	Purchaser/Lessee.
	ويورون والتكاف الماروع كالكاف في المسابقة والمسابقة والمسابقة والمسابقة والمسابقة والمسابقة والمسابقة والمسابقة

Legal Owner(s):

		-	Duane Co	ollins		•
Name - Type or Print	•	Na	me - Type or Print	1.11-	v.	
Signature			Signature			
Address		Telephone No.	- Angela Co Name Type or F	ollins Print 2/1/2/2/1/2/	1185	
City	State	Zip Code	Signature) with the		
Attorney For Petition	<u>187:</u>		- 1602 Park Address	Grove Ave.		19-7450 elephone No.
Name - Type or Print	······································	City	Baltimore,	MD 21228 State	Zip Coo	
			Representa	tive to be Contac	·	
Signature		 		osures Inc (a		:altor\
Company			Name	Osaics injo la	ttii. Oleg i	arcer/
Address	<u></u>	Telephone No.	224 8th A	ve. NW	410-76	0-1919 ephone No.
		raiopriorio i to:		nie, MD 21061	ı Qı	spriorio rio.
City	State	Zip Code	City		State	Zip Code
A Public Hearing having been day of day of of Baltimore County and that the	en formally demande that the se e property be reposted.	ed and/or found to be subject matter of this pe	required, It is ordered tition be set for a public h	by the Zoning Commission learing, advertised, as rec	ioner of Baltimor quired by the zoni	e County, this ing regulations
			Zoning	Commissioner of Baltimo	re County	
CASE NO <u>03 - 1</u>	273-A	Reviewed By	DITHOMPSON	Date 129	05	
REV 9/15/98			imated Posting Date	. 1		

ZONING DESCRIPTION FOR 1602 Park Grove Ave.

BEGINNING AT A POINT ON THE NORTH SIDE OF PARK GROVE

AVE. WHICH IS 40'WIDE AT THE DISTANCE OF 0' S.WEST OF THE

NEAREST IMPROVED INTERSECTING STREET MONTROSE

AVE.WHICH IS 40' WIDE. BEING LOT # 11 BLOCK ___, SECTION ___

IN THE SUBDIVISION OF OAK FOREST PARK AS RECORDED N

COUNTY PLAT BOOK # 13, FOLIO # 146, CONTAINING 11,322 SQ'.

ALSO KNOWN AS 1602 PARK GROVE AVE.LOCATED IN THE 01ST.

ELECTION DISTRICT, 01ST COUNCILMANIC DISTRICT.

OFFICE OF BU	COUNTY, MARYLAN DGET & FINANCE EOUS RECEIPT	No.	20151
DATE	ACCOUNT	17 001006	10150
	AMOUN	\$ 50.00	
RECEIVED GR	EG FALTER	Jen Nuami	L'anglue
FOR: TEM	#313 03-275	<u> </u>	the contract of the contract o
DISTRIBUTION	PARK GROVE AVE	., BY D.7	HOMPSON

PAID RECEIPT

BUSINESS ACTUAL TIME
1/09/2002 12/09/2002 11:18:43

REG WOOK WALKIN DOOL DWD DRAWER

>RICEIPT # 205774 12/09/2002 OFLE

DOF 5 528 ZONING VERIFICATION

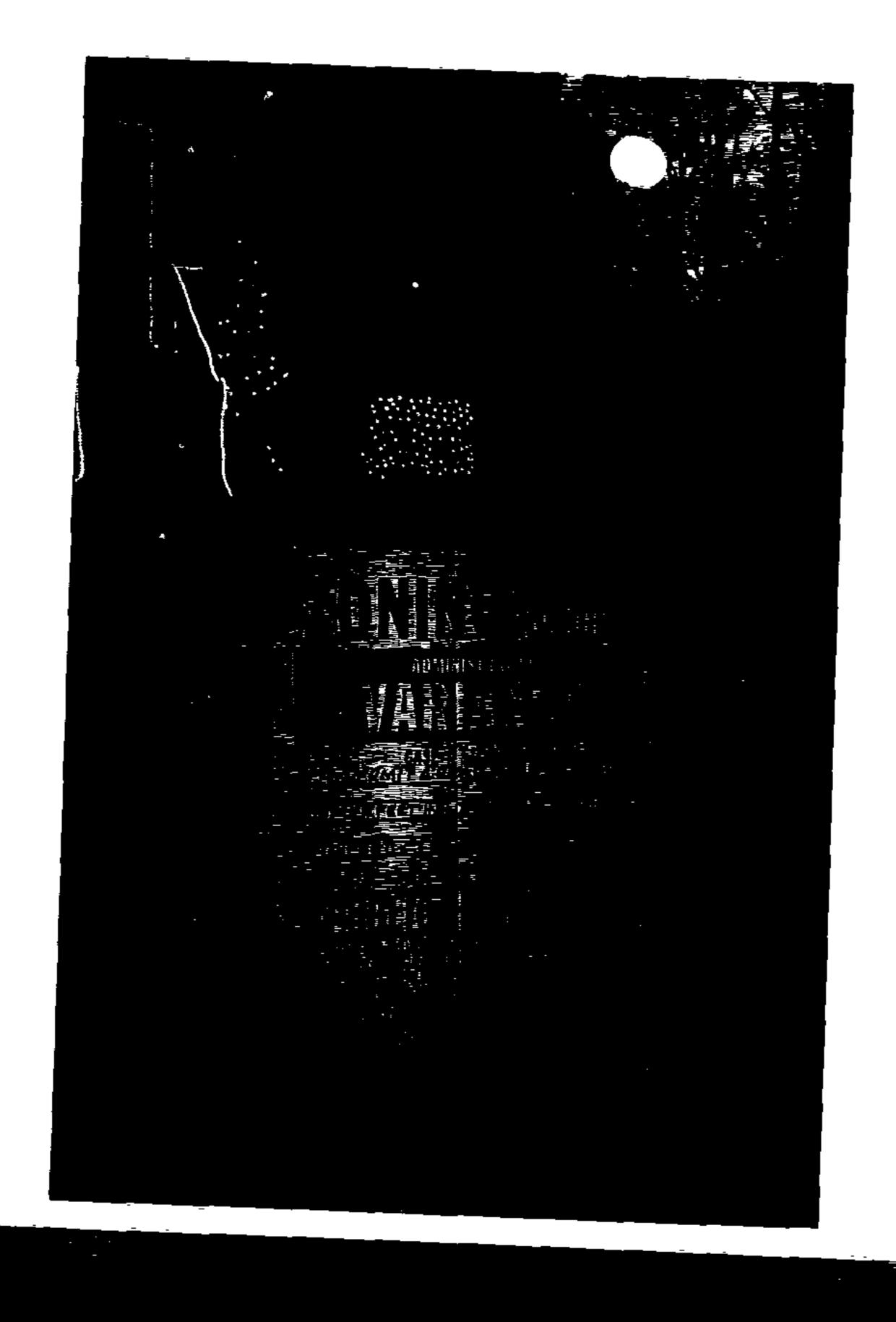
CR 10. 020151

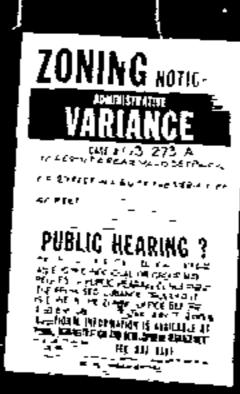
Recel Tot \$50.00

FO.00 CK 00 CA

Baltimore County, Maryland

Cashier's Validation





CERTIFICATE OF POSTING

	RE: Case No.: 03-773-A
	Petitioner/Developer:
	Coccus
	Date of Hearing/Closing: 01/07/03
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204	
Attention: Ms. Gwendolyn Stephens	
Ladies and Gentlemen:	
were posted conspicuously on the property lo	perjury that the necessary sign(s) required by law cated at AUG
The sign(s) were posted on	20,2002
	(Month, Day, Year)
	Sincerely, Sincerely, (Signature of Sign Poster and Date)
	GARLAND E, MOORE (Printed Name) 3225 RYERSON CIRCLE
	<u>5225 RYE1250AT CT2CUC</u> (Address)
· · · · · · · · · · · · · · · · · · ·	BACTIMODE, MD, 21227 (City, State, Zip Code)
	(410) 242-4263 (Telephone Number)

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

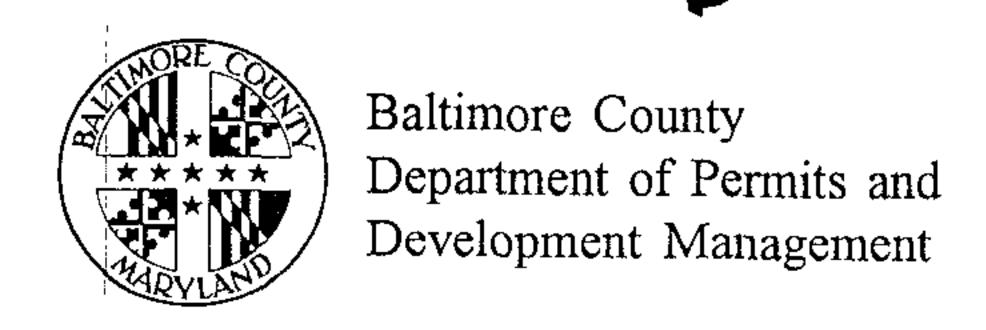
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:
Item Number or Case Number: 03-073-A
Petitioner:
Address or Location: 1602 Park Grove Ave. Baltimore, MD 21228
PLEASE FORWARD ADVERTISING BILL TO:
Name: - Patio Enclosures Inc
Address: -224 8th Ave. NW
Glen Burnie, MD 21061
Telephone Number:

ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 213 -A Address 1600 PARK GROVE AVE	
Contact Person: Donna Thompson Phone Number: 410-887-3391	1
Filing Date: <u> ධ ඉ රව</u> Posting Date: <u> ධ 23 රව</u> Closing Date: <u>01 07 ර</u>	3
Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.	9
POSTING/COST: The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.	y r
2. DEADLINE: The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.	 }
ORDER: After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may. (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.) 1
POSSIBLE PUBLIC HEARING AND REPOSTING: In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.) ?
Double April Durred Linu	
Petitioner: This Part of the Form is for the Sign Poster Only	
USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT	
Case Number 03- 273 -A Address 1602 PARK GROVE ATE	
Petitioner's Name COLLINS Telephone 410-719-7450	
Posting Date: i2/23/02 Closing Date: 01/07/03	
Wording for Sign To Permit A REAR YARD SETBACK OF 27' IN NEW OF THE PERMITTE	ΞD
· · · · · · · · · · · · · · · · · · ·	



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 pdmlandacq@co.ba.md.us

January 6, 2003

Mr. and Mrs. Collins 1602 Park Grove Avenue Baltimore, MD 21228

Dear Mr. and Mrs. Collins:

RE: Case Number: 03-273-A, 1602 Park Grove Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 9, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

u. Callabal S

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel Patio Enclosures, Mr. Greg Falter, 224 8th Avenue, NW, Glen Burnie 21061



Maryland Department of Transportation State Highway Administration

Parris N. Glendening Governor

John D. Porcari Secretary

Parker F. Williams Administrator

Date: 12. 30-02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County

Item No. 273 75

Dear. Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief Engineering Access Permits Division



700 East Joppa Road Suite 901 Towson, MD 21286-5500

(410) 887-4500

December 31, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: George Zahner

Distribution Meeting of December 23, 2002

Dear Mr. Zahner:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items:

257-290 213

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: December 30, 2002

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

1 ()

SUBJECT:

Zoning Advisory Petition(s): Case(s) 03-273, 03-278, & 03-279

ADMINISTRATIVE VARIANCE

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Section Chief:

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: January 27, 2003

TO:

Arnold Jablon, Director

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For December 30, 2002

Item Nos. 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287,

288, 289, and 290

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

RWB:CEN:jrb

cc: File



Parris N. Glendening
Governor
Kathleen Kennedy Townsend
Lt. Governor

Roy W. Kienitz Secretary Mary Abrams Deputy Secretary

December 27, 2002

Mr. George Zahner
Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Room 111, Mail Stop # 1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda, 12/30/02 re: case numbers 03-257-A, 03-258-SPHA, 03-259-SPHA, 03-260-A, 03-261-A, 03-262-A, 03-263-A, 03-264-SPH, 03-265-A, 03-266-XA, 03-267-A, 03-268-A, 03-270-A, 03-271-A, 03-272-A, 03-273-A, 03-274-A, 03-275-A, 03-276-A, 03-277-XA, 03-278-SPH, 03-279-A, 03-280-A, 03-281-SPHA, 03-282-A, 03-283-SPHA, 03-284-A, 03-285-A, 03-286-A, 03-287-A, 03-288-A, 03-289-A, 03-290-A

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 12/26/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

13aaa 2 An Jim Datto

James R. Gatto

Manager

Metropolitan Planning

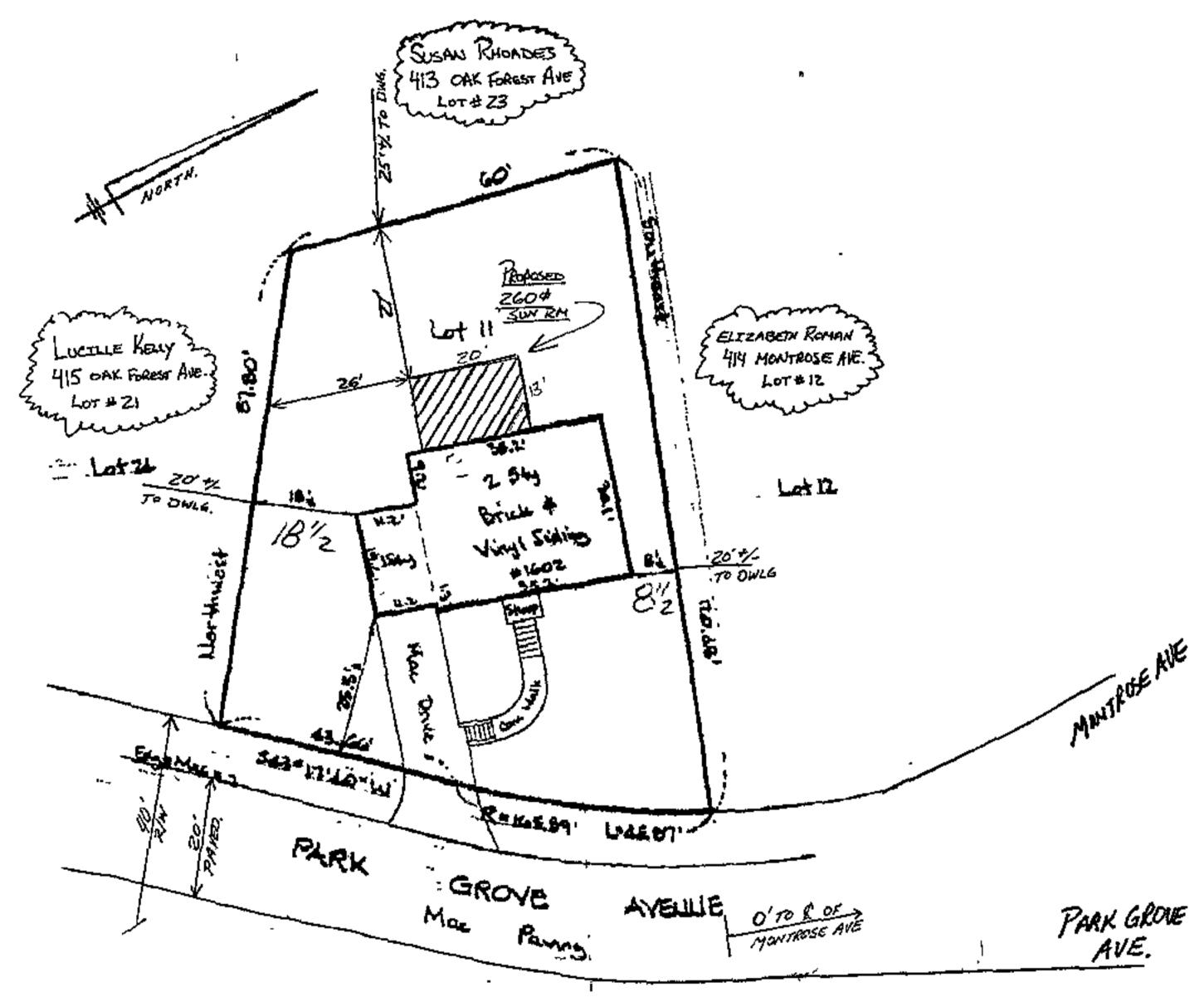
Local Planning Assistance Unit

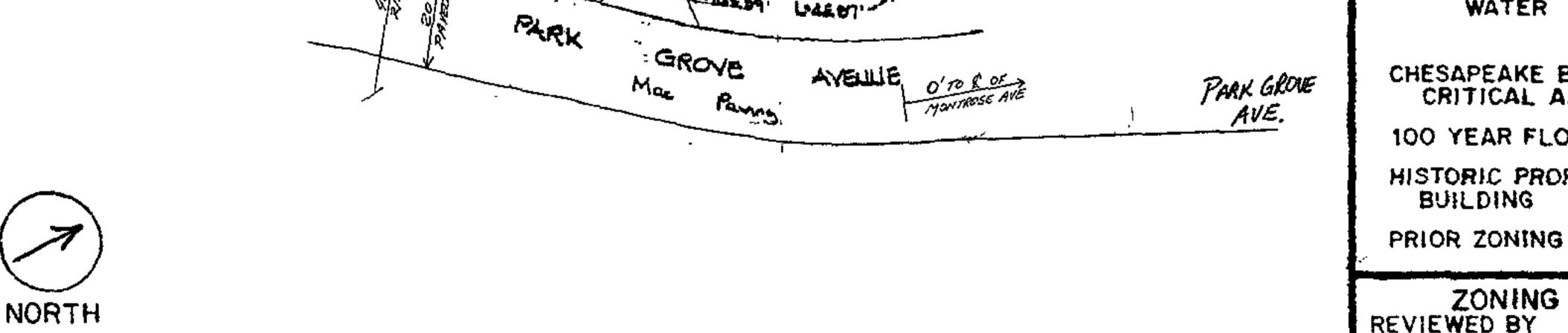
cc: Mike Nortrup

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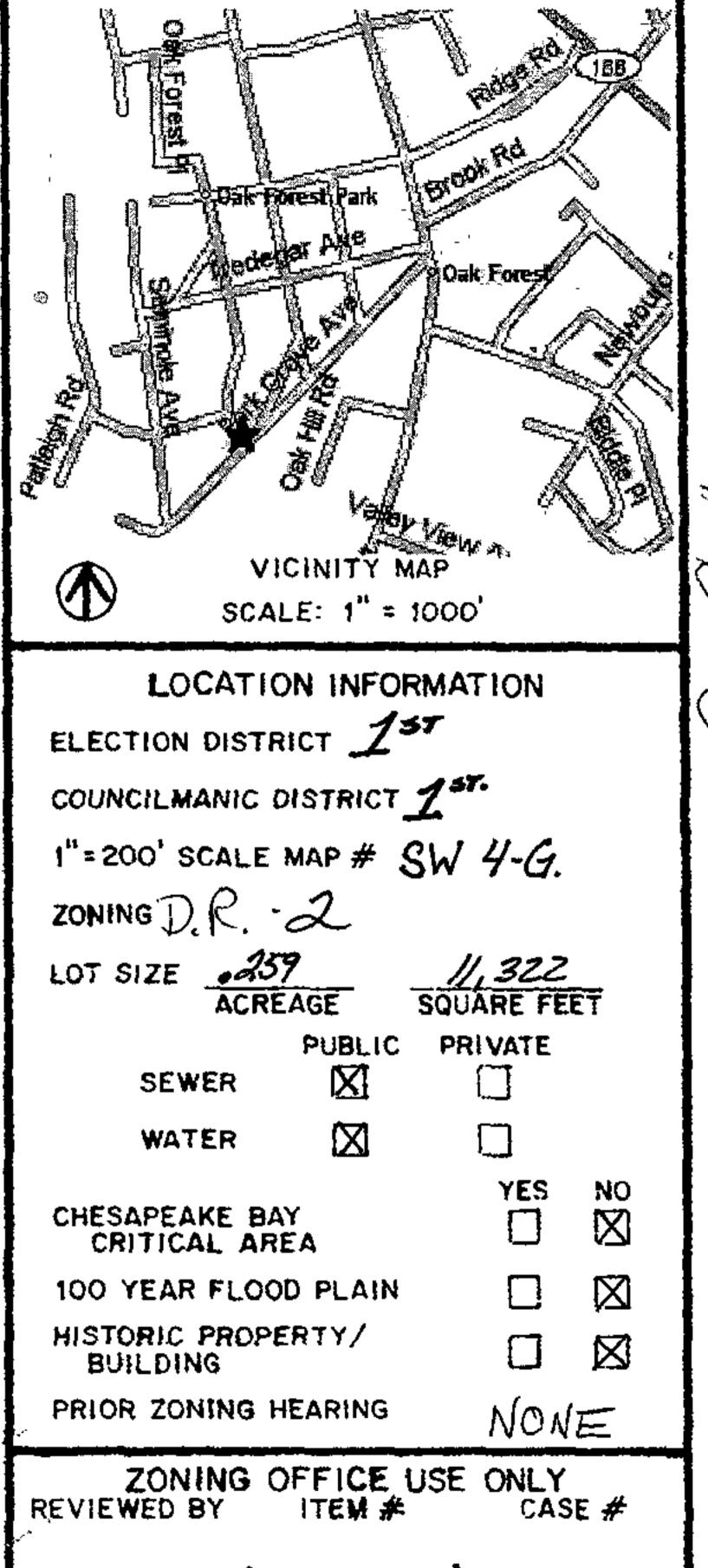
03-273-A

PLAT TO ACCOMPANY PETITION FOR ZONING	XVARIANCE SPECIAL HEARIN
PROPERTY ADDRESS 1602 PARK GROVE AVE. 21228 SEE PAGES 5 8.	6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION
SUBDIVISION NAME OAK FOREST PARK	
PLAT BOOK # 13 FOLIO # 16 LOT # 1 SECTION #	
OWNER COLLINS, DUANE & ANGELA.	

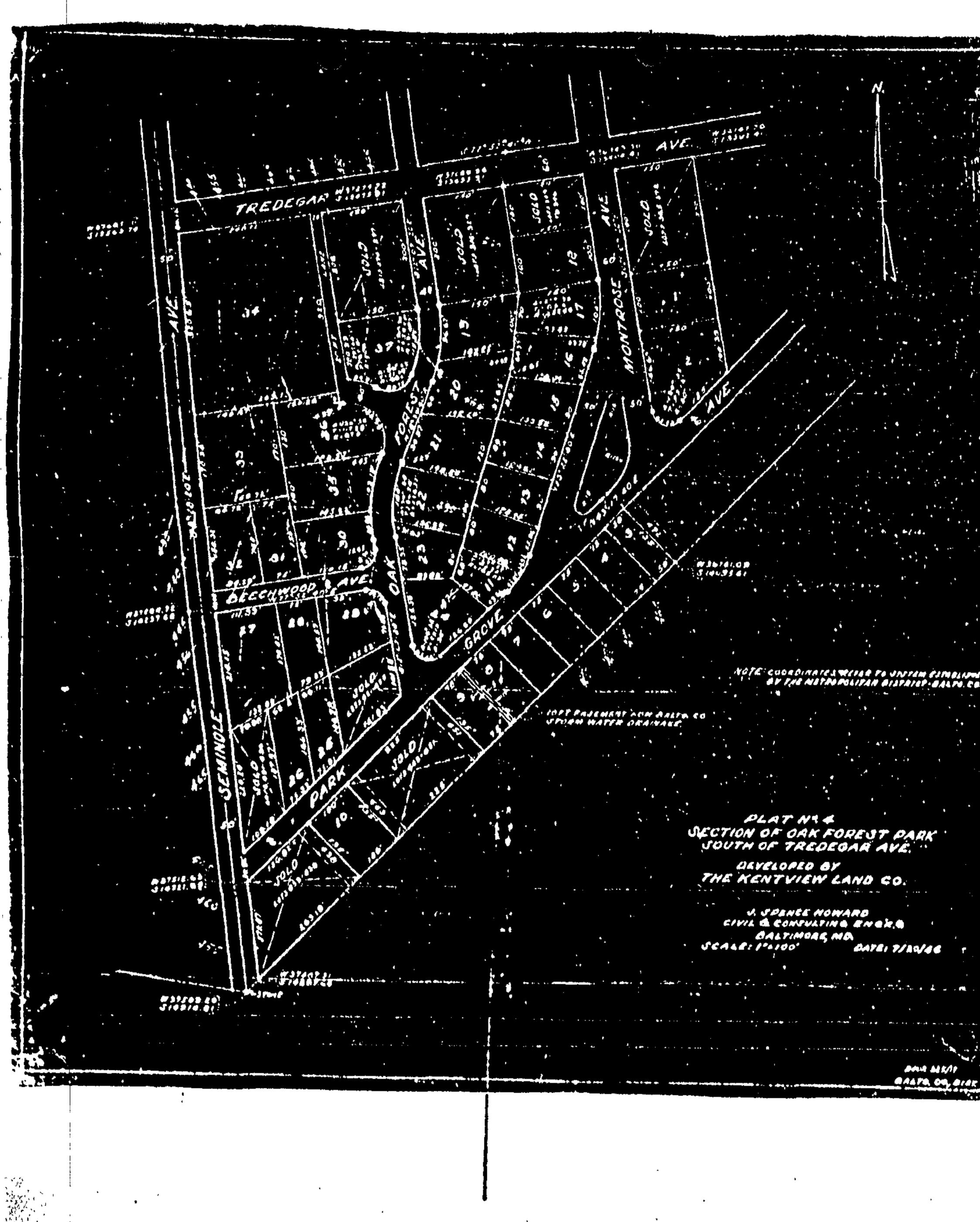




SCALE OF DRAWING: 1" = 10' PREPARED BY GREGORY A. FALTER.



D. THOMPSON



413 DAK FOREST AVE.



COLLINS

VIEW AS SEEN FROM LEFT SIDE YARD.

VIEW AS SEEN (OF REAR) FROM RT. SIDE YD.

PHOTO'S FOR COLLINS VA.

1602 PARK GROVE AVE

BALTIMORE, MD 21228



REAR AS SEEN FROM RT. SIDE YARD.